

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Major PUD and Final Master Plan Amendment for Sun Lake PUD
(Mike Urchuk, applicant)
DEPARTMENT: Planning & Development **DIVISION:** Planning
AUTHORIZED BY: Matt West **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date 11/03/04 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the requested major amendment to a PUD Final Master Plan for a 9.68-acre site located on the south side of SR 434, 0.2 mile east of US 17-92, per the attached staff report (Mike Urchuk, applicant); or
2. Recommend DENIAL of the requested major amendment to a PUD Final Master Plan for a 9.68-acre site located on the south side of SR 434, 0.2 mile east of US 17-92, (Mike Urchuk, applicant); or
3. CONTINUE the item to a time and date certain.

District 2 – Morris

Jeff Hopper-Senior Planner

BACKGROUND:

(Note: This item was continued from 10/06/04.)

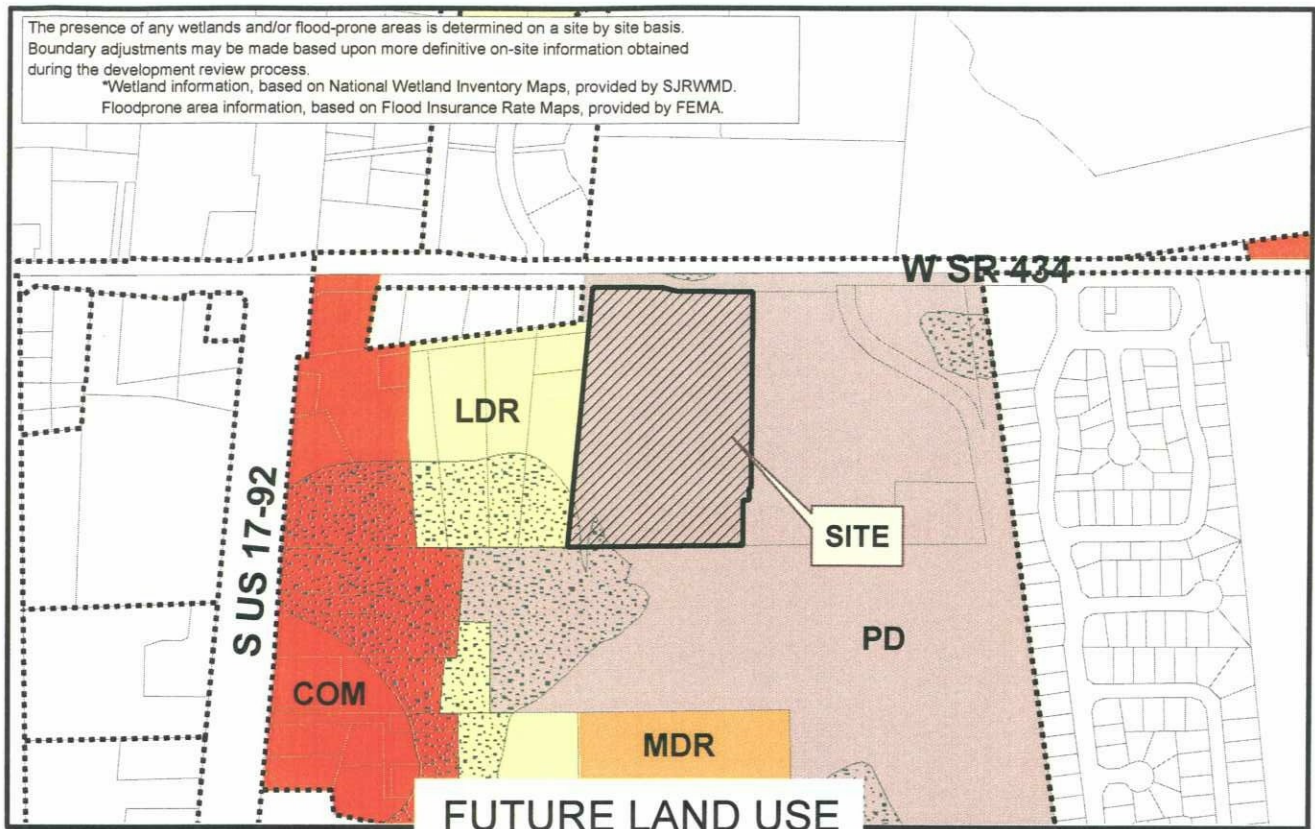
The applicant is proposing a townhouse development on a 9.68 acre site within the boundaries of Sunlake PUD, a development first approved in 1987. Density of the proposed development is approximately 13 units per net buildable acre. Existing development within the PUD includes a shopping center fronting on SR 434 and Sunshadow Apartments to the south. The subject property of this application is a portion of Tract "A", originally approved for retail commercial use. The proposed major amendment would place 89 units on the site, with access to SR 434 to be shared with the existing shopping center.

STAFF RECOMMENDATION:

Staff recommends APPROVAL subject to conditions listed in the attached staff report.

Reviewed by:	<u>JR</u>
Co Atty:	<u> </u>
DFS:	<u> </u>
OTHER:	<u>MW</u>
DCM:	<u> </u>
CM:	<u> </u>
File No. <u>Z2004-034</u>	

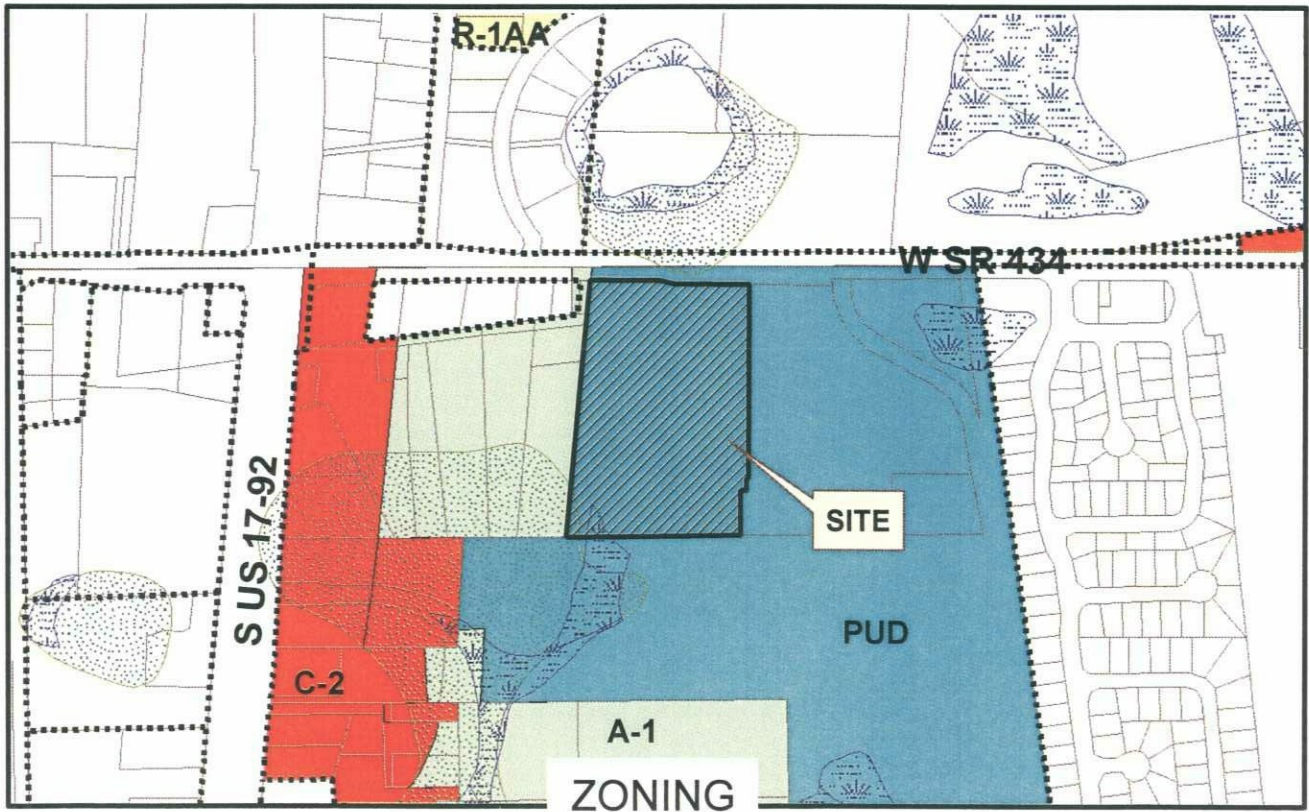
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site
 Municipality
 LDR
 MDR
 PD
 COM
 CONS

Applicant: Legacy Investments LLC
 Physical STR: 04-21-30-525-0000-0040
 Gross Acres: 9.68 BCC District: 2
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2004-034	PUD	PUD



Site
 Municipality
 A-1
 R-1AA
 C-2
 PUD
 FP-1
 W-1



Rezone No: Z2004-034

From: PUD To: PUD

 Parcel

 Subject Property



February 1999 Color Aerials

PRELIMINARY SITE PLAN FOR

SunCor Properties

Amber Lakes Townhomes

SEMINOLE COUNTY, FLORIDA



LOCATION MAP
NTS

OWNER/DEVELOPER

SUNCOR PROPERTIES, INC.
550 N. PALMETTO AVE.
SANFORD, FL 32771
ATTN: BOB HORIAN, PRESIDENT
(407) 688-7644

ENGINEER

CPH ENGINEERS, INC.
500 W. FULTON STREET
SANFORD, FL 32771
ATTN: JAMES E. McMULLAN, P.E.
(407) 322-6841

SURVEYOR

CPH ENGINEERS, INC.
500 W. FULTON STREET
SANFORD, FL 32771
ATTN: WILLIAM C. ELLIOT, PLS
(407) 322-6841

UTILITIES

WATER:
SEMINOLE COUNTY
ENVIRONMENTAL SERVICES
520 W. LAKE MARY BLVD.
SANFORD, FL 32773
ATTN: BECKY NOOGLE
(407) 665-2143

SEWER:
SEMINOLE COUNTY
ENVIRONMENTAL SERVICES
520 W. LAKE MARY BLVD.
SANFORD, FL 32773
ATTN: BECKY NOOGLE
(407) 665-2143

ELECTRIC:
FLORIDA POWER AND LIGHT
P.O. BOX 2149
SANFORD, FL 32772
ATTN: CHARLIE JOHNSON
(407) 328-1922

UTILITIES

TELEPHONE:
BELLSOUTH
132 COMMERCE WAY
SANFORD, FL 32771
ATTN: SCOTT LORENZ
(407) 302-7611

CABLE:
BRIGHT HOUSE NETWORKS
2617 S. FRENCH AVE.
SANFORD, FL 32773
ATTN: REVIEWER
(407) 645-4701

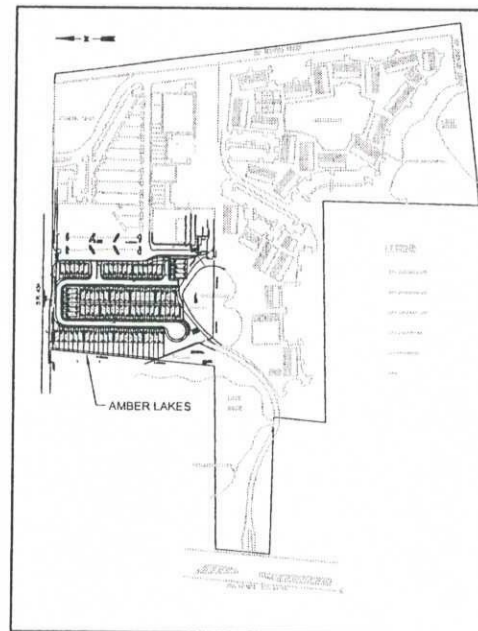
PERMITTING AGENCIES

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
FDEP DRINKING WATER SECTION
CENTRAL FLORIDA DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803-3767
ATTN: KYLE KUBANEK
(407) 893-3300

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
FDEP DOMESTIC WASTEWATER SECTION
CENTRAL FLORIDA DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803-3767
ATTN: DAPHNE STOKER
(407) 893-3315

ST. JOHN'S RIVER WATER
MANAGEMENT DISTRICT
618 E. SOUTH STREET
ORLANDO, FL 32801
(407) 897-4300
ATTN: ROD PAKZADIAN

SEMINOLE COUNTY
SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7431
ATTN: JEFF HOPPER



SUNLAKE MASTER PUD KEY MAP

INDEX OF SHEETS

- | | |
|-----|---------------------------|
| C-1 | COVER SHEET |
| C-2 | BOUNDARY SURVEY |
| C-3 | OVERALL SITE PLAN |
| C-4 | GRADING AND DRAINAGE PLAN |
| C-5 | COMPOSITE UTILITY PLAN |

NOTE: CONTRACTOR SHALL PAY FOR AND OBTAIN A SEMINOLE COUNTY RIGHT-OF-WAY PERMIT AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK. CONTACT JACKIE LARAQUIENTE, DEVELOPMENT REVIEW DIVISION, (407) 665-7439 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS AND OTHER REQUIREMENTS.

No.	Date	Revision	Approved	No.	Date	Revision	Approved	Designed by:	NDE	SQA	Scale:
1	5/15/04	PER DRC COMMENTS (7/14/04)	J.E.M.	1				Drawn by:	R.N.N.	SQA	1" = 1'
								Checked by:	R.D.E.	SQA	Date: JUNE 2004
								Approved by:	J.E.M.	SQA	Job No. 011024
								Confirms of Submittal No. 310			File: COVER

**AMBER LAKES
TOWNHOMES**
SEMINOLE COUNTY, FLORIDA



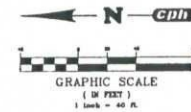
JAMES E. McMULLAN, P.E.
8030

COVER SHEET

Sheet No
C-1

SUNSHADOW COMMERCIAL SUBDIVISION PLAT BOOK 55, PAGES 28-31

STATE ROAD 434



NOTES

1. NO RIGHT OF WAY VACATING REQUESTED.
2. NO SHORE LINE VEGETATION ALTERATION PROPOSED.
3. OPEN AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION UNLESS SPECIFICALLY DEDICATED TO SEMINOLE COUNTY.
4. DRAINAGE RETENTION POND SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5. NO MATERIAL FROM A BORROW OPERATION IS PLANNED FOR EXPORT OFF-SITE.
6. ALL PROPOSED STREETS WILL BE PRIVATELY OWNED.
7. ALL STREET SIGNAGE IS REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY OF ANY STRUCTURE.
8. NO BAL CONES SHALL BE PERMITTED ON UNITS BACKING UP TO THE WEST PROPERTY LINE.
9. CURB SIDE TRASH PICKUP WILL BE UTILIZED IN LIEU OF COMMUNITY DUMPSTER.
10. PER SEMINOLE COUNTY ORDINANCE 92-1 SECTION 23, (PART 12, SECTION 43.231) NO BUILDING PERMIT MAY BE ISSUED UNLESS THE PRIVATE WAY OR PUBLIC WAY UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED PRIOR TO OCCUPANCY OF THE PERMANENT STREET SIGN SHALL BE INSTALLED.
11. PER SEMINOLE COUNTY ORDINANCE 00-22 SECTION 90.10, (D) AND (E) MODEL HOMES REQUIRING STOPPERS LETTERS REQUIRE STREET NAME APPROVAL OF THE PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS. NAMES ONCE APPROVED SHALL BE HELD UNTIL SUBDIVISION OR SITE PLAN IS NO LONGER VALID BY EXCEEDING DEVELOPMENT APPROVAL TIME LIMITS. SAID NAME SHALL BE THE ONLY CONSPICUOUS NAME POSTED ON THE PROPERTY.
12. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY TO ENSURE THAT A 20 FOOT UNOBSTRUCTED PASSAGE WILL BE AVAILABLE FOR EMERGENCY VEHICLES AND THE DEDICATED RESTRICTION SHALL INCLUDE THAT THE GARAGES SHALL ONLY BE USED FOR PARKING.
13. ACCESSORY STRUCTURES SHALL ONLY BE PERMITTED ON LOTS 68 THROUGH 88.

SITE DATA

GROSS SITE AREA 421,888.01 S.F. (9.68 AC.)
CURRENT FUTURE LAND USE DESIGNATION PD (PLANNED DEVELOPMENT)
PROPOSED FUTURE LAND USE DESIGNATION PD (PLANNED DEVELOPMENT)
CURRENT ZONING PUD
PROPOSED ZONING PUD
PROPOSED # OF LOTS 89
MAX. BLDG. SF. 14,000 S.F.
MAX. BLDG. HEIGHT 35 FEET

PARKING REQUIRED

2 SPACES PER UNIT
TOTAL SPACES REQUIRED = 178

PARKING PROVIDED

1 GARAGE SPACE
1 DRIVEWAY SPACE
2 SPACES PER UNIT
TOTAL SPACES PROVIDED = 241
* INCLUDES 63 GUEST PARKING SPACES

PROPOSED SETBACKS

FRONT: 17 FEET
SIDE: 5 FEET
SIDE STREET: 20 FEET
REAR: 10 FEET

ACCESSORY SETBACKS W/ SCREENED ENCLOSURES

REAR: 5 FEET
SIDE: 5 FEET

ACCESSORY SETBACKS

REAR: 7.5 FEET
SIDE: 7.5 FEET

COMMON USABLE OPEN SPACE CALCULATION

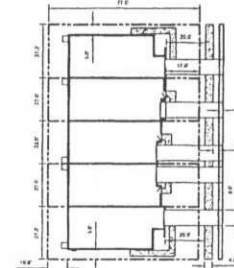
DEVELOPABLE AREA 9.48 AC
EXTERNAL R/W DEDICATIONS -0.00 AC
PRIVATE R/W (INCLUDING PAVED AREAS) -0.00 AC
DRIVE ASILES FOR NON-RECREATIONAL USES -0.00 AC
RESIDENTIAL LOTS -0.00 AC
OUTPARCELS -0.00 AC
UTILITY TRACTS/FACILITIES -0.00 AC
RETENTION (IF NOT AMENITIZED) -0.00 AC
UPLAND COMMON AREAS LESS THAN 10' IN WIDTH -0.00 AC
REQUIRED BUFFER AREAS (15' UPLAND) -0.00 AC
36" HIGH WATER ELEV. 25' WETLAND BUFFER -0.00 AC
TRANSMISSION LINE EASEMENTS -0.00 AC
AREA OUTSIDE WALL ALONG S.R. 434 -0.00 AC
USABLE OPEN SPACE 3.18 AC = 38.1%

NET BUILDABLE ACREAGE CALCULATION

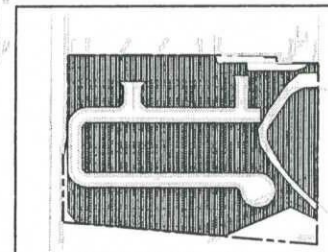
DEVELOPABLE AREA 9.48 AC
EXTERNAL R/W DEDICATIONS -0.00 AC
NON-RESIDENTIAL OUTPARCELS -0.00 AC
WETLANDS INCL. 15' UPLAND BUFFER -0.00 AC
25' WETLAND BUFFER & 50' HIGH WATER SETBACK -0.00 AC
FLOOD PRONE AREAS -0.00 AC
PUBLIC ROAD R/W -0.00 AC
PRIVATE ROAD R/W -0.00 AC
DRIVE ASILES (EXCL. ALLEYS) -0.00 AC
LAKES (EXCL. STORM WATER POND) -0.00 AC
TRANSMISSION LINE EASEMENTS -0.00 AC
DRAINAGE EASEMENTS -0.00 AC
NET BUILDABLE AREA 9.78 AC

LAND COVERAGE

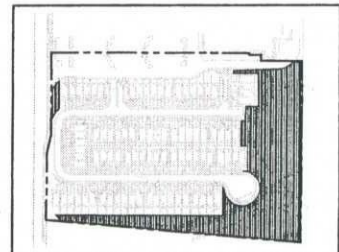
PERVIOUS AREA 5.76 AC (58%)
IMPERVIOUS AREA 3.90 AC (41%)
TOTAL AREA 9.66 AC (100%)



TYPICAL LOT DETAIL



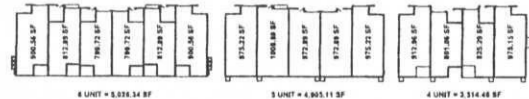
NET BUILDABLE ACREAGE KEY MAP



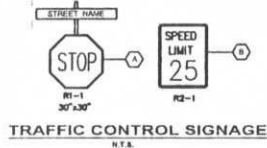
COMMON USABLE OPEN SPACE

LEGEND

25 PROPOSED UNIT NUMBER



TYPICAL UNIT AREAS



TRAFFIC CONTROL SIGNAGE

No.	Date	Revision	Approved	No.	Date	Revision	Approved	Designed by	J.C.C.	504	Scale	1" = 40'
1	01/15/04	PER DRC COMMENTS (1/14/04)	J.E.M.	1				Drawn by	J.C.C.	504	Date	JUNE 2004
2				2				Checked by	J.E.M.	504	Job No.	511603
3				3				Certificate of Authorization No.	302	File	SDP	

Amber Lakes
Townhomes

SEMINOLE COUNTY, FLORIDA



James E. HARBELL, P.E.
0000

OVERALL SITE PLAN

Sheet No.
C-3



PROP. FLOW DIRECTION

PROP. SPOT ELEVATION

No	Date	Revision	Approved	No	Date	Revision	Approved	Designed by:	J.C.G.	SG4	Scale:	1" = 40'
1	3/15/04	PER DRC COMMENTS (7/14/04)	J.E.M.	2				Drawn by:	J.C.G.	SG4		
								Checked by:	J.C.G.	SG4	Date:	JUNE 2004
								Approved by:	J.E.M.	SG4	Job No:	111613

Amber Lakes Townhomes

REMINDE COUNTY, FLORIDA

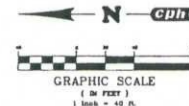


1999年12月 56卷第12期

GRADING AND DRAINAGE PLAN

Sheet No.
C-4

6



NOTE

FIRE HYDRANT SPACING AND WATER MAIN SIZE SHALL BE IN ACCORDANCE WITH 2.3 APPENDIX G OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE

LEGEND

- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER BANK
- PROPOSED GATE VALVE

STATE ROAD 434

No.	Date	Revised	Approved	No.	Date	Revised	Approved	Designed by	Scale
1	5/15/05	PER DRC COMMENTS (7/14/04)	J.E.M.	2				J.C.C.	1" = 40'
3				4				J.C.C.	
5				6				J.C.C.	
7				8				J.C.C.	
9				10				J.C.C.	
11				12				J.C.C.	
13				14				J.C.C.	
15				16				J.C.C.	
17				18				J.C.C.	
19				20				J.C.C.	
21				22				J.C.C.	
23				24				J.C.C.	
25				26				J.C.C.	
27				28				J.C.C.	
29				30				J.C.C.	
31				32				J.C.C.	
33				34				J.C.C.	
35				36				J.C.C.	
37				38				J.C.C.	
39				40				J.C.C.	
41				42				J.C.C.	
43				44				J.C.C.	
45				46				J.C.C.	
47				48				J.C.C.	
49				50				J.C.C.	
51				52				J.C.C.	
53				54				J.C.C.	
55				56				J.C.C.	
57				58				J.C.C.	
59				60				J.C.C.	
61				62				J.C.C.	
63				64				J.C.C.	
65				66				J.C.C.	
67				68				J.C.C.	
69				70				J.C.C.	
71				72				J.C.C.	
73				74				J.C.C.	
75				76				J.C.C.	
77				78				J.C.C.	
79				80				J.C.C.	
81				82				J.C.C.	
83				84				J.C.C.	
85				86				J.C.C.	
87				88				J.C.C.	
89				90				J.C.C.	

Amber Lakes Townhomes

SEMINOLE COUNTY, FLORIDA



AMBER LAKES TOWNHOMES
7/14/04

COMPOSITE UTILITY PLAN

Sheet No.
C-5

SUN LAKE PUD AMENDMENT

REQUEST INFORMATION		
APPLICANT	Mike Urchuk / CPH Engineers Inc.	
PROPERTY OWNER	Legacy Investments LLC	
REQUEST	Major Amendment to PUD and Final Master Plan	
HEARING DATE (S)	P&Z: Nov. 3, 2004	BCC: Dec. 14, 2004
PARCEL NUMBERS	04-21-30-525-0000-0040	
LOCATION	South side of SR 434, 0.2 mile east of US 17-92	
FUTURE LAND USE	Planned Development (PD)	
FILE NUMBER	Z2004-034	
COMMISSION DISTRICT	2 – Morris	

OVERVIEW

Zoning Request: The applicant is proposing a townhouse development on a 9.68 acre site within the boundaries of Sunlake PUD, a development first approved in 1987. Density of the proposed development is approximately 13 units per net buildable acre. Existing development within the PUD includes a shopping center fronting on SR 434 and Sunshadow Apartments to the south. The subject property of this application is a portion of Tract "A", originally approved for retail commercial use. The proposed major amendment would place 89 units on the site, with access to SR 434 to be shared with the existing shopping center.

Access into the site would be through an existing entrance to the Winn Dixie site on SR 434. The subject property includes an 80-foot strip of the commercial parking lot, although the shopping center would retain a cross-access easement over this strip for the purpose of parking, drainage and utilities.

Staff's previous concerns on this project have largely been resolved through several revisions to the site plan. The only remaining issue relates to the need for adequate visitor parking within the development. Although a few spaces are shown in the southwest corner of the site, the majority of visitor parking is proposed for the applicant's portion of the shopping center parking lot. While the quantity of visitor parking may be adequate, the placement of such parking would require most visitors to walk several hundred feet from a parking space to a dwelling unit. As a result, it is likely that guests would park in the street, creating potential obstructions on the proposed 22-foot roadway.

As a means of addressing this issue without reconfiguring the site layout, staff recommends the applicant provide the standard 24-foot pavement width and driveways at least 16 feet in width on each lot. These modifications should provide adequate space for visitor parking within the site layout now being proposed.

Existing Land Uses: The existing zoning designations and land uses are as follows:

	Existing Zoning	Future Land Use	Existing Use
North	City of Winter Springs	City of Winter Springs	vacant
South	PUD	PD	apartment complex
East	PUD	PD	shopping center
West	A-1	LDR	single family

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed amendment is consistent with the adopted future land use designations assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. The site is within the Seminole County water and sewer service area.

Compliance with Environmental Regulations: At this time there are concerns as to the location of wetlands adjacent to Lake Irene, and compliance with the required 25-foot undisturbed buffer adjacent to these wetlands.

Compatibility with Surrounding Development: Adjoining properties to the east and south are a shopping center and apartment complex located within the existing Sunlake PUD. The primary concern is with regard to the Low Density Residential (LDR) property to the west, lying outside the development. Compatibility will be achieved through adequate buffering, setbacks and other design elements as implemented through the amended Final Master Plan and Developer's Commitment Agreement.

School Impacts: The Seminole County School Board offers the following comments on the proposed development:

Approval of this revision will add 91 residential units, or approximately 20 students to the public school system. Although the impact may be minimal, it is a conversion of commercial to residential, creating additional students that were not anticipated. The area is currently served by Winter Springs Elementary, South Seminole Middle, and Winter Springs High schools. These schools have the capacity to accommodate the anticipated students generated by this development.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL subject to the following conditions:

- a. Permitted uses shall be single family homes, townhouses, home occupations, home offices, and appropriate accessory uses.

- b. Wetland boundaries as approved by the St. John's River Water Management District (SJRWMD) shall be identified on the site plan, along with required 25' average and 15' minimum upland buffers.
- c. No residential lots shall encroach into wetlands or required upland buffers.
- d. Applicant shall demonstrate compliance with the 25% usable common open space requirement by providing active recreational amenities within the development, particularly in the area adjacent to the water feature on the south.
- e. Minimum pavement width shall be 24 feet.
- f. Sidewalks shall be provided adjacent to all dwelling units, with connections to be provided to public sidewalks along SR 434.
- g. Residential building setbacks shall be as follows:
 - 17' from front property line
 - 20' from sidewalk
 - 5' side
 - 20' side street
 - 10' rear
- h. Accessory building setbacks shall be as follows:
 - screen enclosures 5' side/rear
 - others 7.5' side/rear
- i. Balconies and similar appurtenances shall be prohibited on units facing the west property line.
- j. The following shall be required on the north property line adjacent to SR 434:
 - 1. 35-foot building setback (per existing developer's commitment agreement)
 - 2. 6-foot brick or masonry wall
 - 3. 4 canopy trees per 100' having a minimum caliper of 3" as measured 1 foot above ground
- k. The following shall be required on the west property line adjacent to lots 68-89:
 - 1. 40-foot building setback
 - 2. 25-foot buffer with 6 canopy trees per 100' having a minimum caliper of 3" as measured 1 foot above ground
 - 3. 6-foot brick or masonry wall extending to edge of wetlands as defined by SJRWMD
- l. Outdoor lighting along the west boundary of the site shall be restricted to decorative lighting on the fronts of the units. However, motion sensitive security lighting shall be permitted in all parts of the development.
- m. Front walls of the units shall be staggered.
- n. Elevations shall be provided showing architectural features of the units.
- o. Each lot shall have a driveway a minimum of 16 feet in width.
- p. Conversion of garages into habitable living space shall be prohibited.
- q. Recreational vehicles and boats on trailers shall be restricted to the guest parking area on the east edge of the site.